



**7 STAR &
NCC 2022
COMPLIANT**



CAULFIELD 23A
MANHATTAN

4
 2
 2
 350sqm
 209sqm

55 Pyrus Cr
Mickleham VIC 3064

FIXED PRICE H&L PACKAGE

\$738,785

Single Storey Inclusions

- ✓ 12-month maintenance period
- ✓ Fixed Price Site Costs, Developer & Council Requirements
- ✓ Double Glazed Windows
- ✓ 2550mm High Ceilings Throughout
- ✓ Downlights Throughout
- ✓ ILVE 900mm Stainless Steel Appliances & Dishwasher
- ✓ Quality Floor Coverings throughout
- ✓ Concrete Driveway & Porch (to. 35sqm)

Garage	36.04sqm
Porch	3.62sqm
Total Area	22 sq (209sqm)



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Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales Consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.